

**LANDBEACH – FORMER ARCHAEOLOGY STORE WORTS FARM –
DECLARATION SURPLUS**

To: **General Purposes Committee**

Meeting Date: **2 December 2014**

From: **Director of Finance**

Electoral division(s): **Waterbeach**

Forward Plan ref: **Not applicable** *Key decision:* **No**

Purpose: **To approve the disposal of assets exceeding the Director of Finance's delegated limits.**

Recommendation: **General Purposes Committee is recommended to:**

a) Declare the County's former Archaeological Store in High Street, Landbeach as surplus to requirements and authorise the disposal of the property on detailed terms to be agreed by the Director of Finance.

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1. PURPOSE

- 1.1 The County's former Archaeology Store in Landbeach is no longer required for the storage of archaeological artefacts as alternative arrangements have now been made.
- 1.2 In order to conclude an advantageous sale the site needs to be formally declared surplus to the council's requirements.

2. BACKGROUND

- 2.1 The main barn at Worts Farm Landbeach was converted to form an archaeological store in the early 1990s and for twenty years plus provided a satisfactory environment but as the stock grew the facility became unable to accommodate the growth of artefacts. In addition, an external storage option proved far more cost effective.
- 2.2 The Strategic Assets team has enhanced the value of the asset by obtaining planning permission for conversion to residential use, and the main barn and adjacent granary are now empty and ready for immediate disposal.

3. MAIN ISSUES

- 3.1 The Council's Constitution provides that the authority for all property transactions rests with the General Purposes Committee, but there is an agreed delegation to the Director of Finance to exercise that authority for transactions where the capital value is less than £500,000.
- 3.2 It has been established that the value of the main barn and granary with the planning consent for conversion to two dwellings will exceed the Director of Finance's delegated limit.

4. ALIGNMENT WITH CORPORATE PRIORITIES

4.1 Developing the local economy for the benefit of all

The conversion to two dwellings will generate employment and new homes and help ensure the repair of the Grade II listed granary.

Residential use is likely to be the best use in terms of helping to ensure the continuing maintenance of these historic buildings.

4.2 Helping people live healthy and independent lives

Capital receipts and revenue savings can reduce the financial impact of budget pressures on front-line services, including helping people live healthy and independent lives.

4.3 Supporting and protecting vulnerable people

Capital receipts and revenue savings can reduce the financial impact of budget pressures on front-line services, including supporting and protecting vulnerable people.

5. SIGNIFICANT IMPLICATIONS

5.1 Resource Implications

There are no significant implications within this category.

5.2 Statutory, Risk and Legal Implications

There are no significant implications within this category.

5.3 Equality and Diversity Implications

There are no significant implications within this category.

5.4 Engagement and Consultation Implications

The grant of planning consent has been subject to the consultations and public scrutiny required as part of the application process.

5.5 Localism and Local Member Involvement

The local County Council Member for Landbeach is aware of the sale and is content with the disposal.

Group Leaders have been advised of the proposal to declare the site surplus to requirements.

5.6 Public Health Implications

There are no significant implications within this category.

Source Documents	Location
(BUPA) PROGRAMME BOARD MINUTES Meeting of 27th July 2011 and Meeting of 12th April 2011	Available Octagon 1 st Floor (OCT1104)

The Granary, Landbeach



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County Council

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